

Lippetts Way

Catcott, TA7 9HY

COOPER
AND
TANNER



Guide Price £400,000 Freehold

A superb opportunity to acquire a detached home on a generous c.1/3 acre plot in a highly sought-after village location. Offered with no onward chain and requiring a significant degree of modernisation, with fabulous potential to re-configure or develop, subject to appropriate consent.

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ACCOMMODATION:

The property is accessed via the front elevation through a generous entrance porch leading into the main living accommodation. The kitchen/diner is a spacious dual aspect and naturally light room enjoying fantastic views to the south across open fields and currently featuring a range of wall and base units, contrasting laminate work surfaces, tiled splash backs and drainer sink with mixer tap. There is plenty of space here for a good size dining table and chairs and a large walk-in pantry to one corner provides welcome additional storage space. The accommodation continues through to the central reception room at the heart of the property, offering a cosy space centred around a stone fireplace, with sliding double glazed doors opening to the rear pathway and looking out on to open fields. Doors lead off from here to an excellent size and versatile second reception/double bedroom enjoying side facing double glazed bay windows looking out over the garden. An internal lobby provides access off to another double bedroom with side facing bay window, a large single/modest double bedroom with fitted wardrobes and a modern tiled shower room with, enclosed cubicle and integral flush WC and wash basin over vanity unit.

OUTSIDE:

The property benefits from a generous plot totalling circa 1/3 acre, enjoying an open aspect at all sides and taking in far reaching views, both to the North towards the Mendips and South over open fields, whilst being enclosed by mature hedgerow and some stock-proof fencing. Double gates open at the front to a driveway providing off-road parking comfortably for three to four vehicles and a further hard standing suitable for a caravan etc. Here you will find twin up and over doors opening to a double garage, and a separate storage shed at the side. The property sits centrally within its plot which, extending from the eastern elevation offers mainly level lawns sweeping across the front and side of the property, interspersed with a wonderful variety of mature trees and shrubs providing a family friendly space or a blank canvass for keen gardeners. Equally, there is room here should a buyer wish to extend the accommodation, subject to relevant planning consents. From the western elevation you will find an equally generous area previously used as a vegetable garden and orchard. We believe this plot affords the incoming buyer a vast number of options for

future use or redevelopment, subject to any necessary consents.

SERVICES:

Our vendor advises that LPG central heating and mains water, drainage and electric are installed. The property is currently banded D for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is likely with one major provider locally, and that Ultrafast broadband is available in the area.

AGENT'S NOTE

A 20% uplift clause will be in effect for 20 years from the date of completion, due on the successful grant of planning permission for any additional standalone dwelling(s) on the plot. This uplift will not be triggered by redevelopment of the current dwelling.

LOCATION:

Catcott is situated in the stunning Polden Hills between Street and Bridgwater and has a local bus service. The village has a well regarded primary school, two pubs serving food, a church and a playing field where you'll find regular community events. The neighbouring village of Edington provides a well stocked convenience store with post office facilities, health centre and village hall. Catcott is approximately 7 miles from both Street and Bridgwater, where there are a full range of shopping and leisure facilities. Secondary schooling is available at Crispin School and Strode College, as well as renowned Millfield School, all found within Street. The Shapwick Heath nature reserve is within a short drive and provides picturesque walks through the Somerset Levels. M5 access is c.10 minutes away at Junction 23, and Taunton, Bath, Bristol and Exeter are all within commuting distance.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





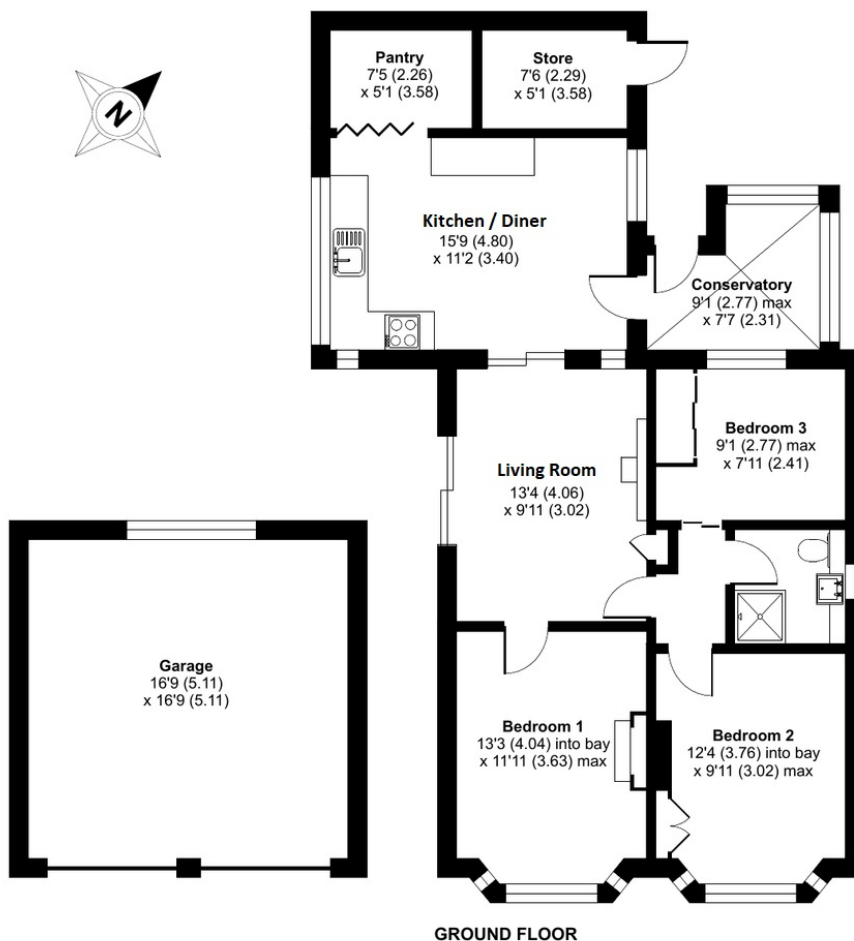
Lippetts Way, Catcott, TA7

Approximate Area = 1130 sq ft / 104.9 sq m (includes garage)

Outbuilding = 39 sq ft / 3.6 sq m

Total = 1169 sq ft / 108.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Cooper and Tanner. REF: 934948

STREET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

